Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr C Moore
18 Bagworth Road
Nailstone
Leicestershire
CV13 0QJ

Name and Address of Agent (if any)
Mr R John Craddock
Dugdale House
25-27 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

Part I - Particulars of Application

Date of Application	**Application No.**
13 January 2009	09/00015/FUL

Particulars and location of development :

EXTENSIONS AND ALTERATIONS TO DWELLING

18 Bagworth Road Nailstone Nuneaton CV13 0QJ

Part II - Particulars of decision

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development due to the location, siting and design would not materially affect the amenities of neighbouring properties and is acceptable in terms of design and therefore would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and T5

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. This permission relates to the application as revised by amended plan 3540-1B received by the Local Planning Authority on 25th February 2009.

3. The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority.

The reasons for the conditions are :-

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

IMPORTANT – PLEASE REFER TO THE NOTES AT THE END OF THIS DOCUMENT

2. For the avoidance of doubt.

3. To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

NOTES TO APPLICANT :-

1. Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2. This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4. List of plans used in the determination of this application:-

   Drawings 3540-1A (as amended) 3540-1B and 3540-3G,

T. M Prowse

Date:- 25 February 2009

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL